APPLICATION NO:
F/2000/1400

LOCATION:
29 Sadlers Lane, Winnersh Wokingham.

APPLICANT:
Mr M Druce

PROPOSAL:
Proposed two storey side and rear extension to dwelling and dorma windows to front and side

EARLIEST DATE FOR DECISION: **10/06/2000**

APPLICATION EXPIRY DATE: **27/06/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Druce
29, Sadlers Lane
Winnersh
Wokingham
Berkshire
RG415AJ

Application Number: F/2000/1400

Parish: **WINNERSH**

Location: **29, Sadlers Lane, Winnersh, Wokingham.**

Proposal: **Proposed two storey side and rear extension to dwelling and dorma windows to front and side**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The first floor shower room window in the side (north-east) elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the south-west side elevation or at first-floor level or above in the north-east side elevation.

Condition
5. This permission relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority on 13/06/00 showing the existing first floor window in the south-west side elevation.

Condition
6. No development shall take place until details of a parking scheme have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved prior to the occupation of the extension hereby approved. In addition to the garage, details shall include 2 parking spaces measuring a minimum of 2.4 by 4.8m and the access to the site.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. For the avoidance of doubt.

Reason
6. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 24/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 23 February 2001
My ref: EXC/F/2000/1400
Your ref:

Martin Druce
29 Sadlers Lane
Winnersh
WOKINGHAM
Berkshire
RG41 5AS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Druce

PARKING DETAILS TO COMPLY WITH CONDITION 6 OF PLANNING APPROVAL F/2000/1400

I write regarding the details of the parking layout, received on 19 January, and apologise for the delay in doing so. I can confirm that the details submitted are acceptable and condition 6 of planning permission F/2000/1400 has now been discharged.

Yours sincerely

John Mitchell,
Development Control Manager

Date: 19 February 2001

To: Highways

We have received Plans to Comply with Conditions for the following planning application:

Application Number: F/2000/1400

Location: 29, Sadlers Lane, Winnersh, Wokingham.

Proposal: Proposed two storey side and rear extension to dwelling and dorma windows to front and side

Applicant: Mr M Druce.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for two vehicles (in addition to the garage space) to comply with condition 06 of planning permission F/2000/1400.

Comments are required by 26/02/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

CONDITION 6 – Details dated 15th Jan 2001 satisfy the Highway Authority.

Adam Coggins.

22/02/01

Date: 19 February 2001

To: Case Officer

We have received Plans to Comply with Conditions for the following planning application:

Application Number: F/2000/1400

Location: 29, Sadlers Lane, Winnersh, Wokingham.

Proposal: Proposed two storey side and rear extension to dwelling and dorma windows to front and side

Applicant: Mr M Druce.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for two vehicles (in addition to the garage space) to comply with condition 06 of planning permission F/2000/1400.

Comments are required by 26/02/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1400 (Planaps) / (Ludhouse) Date Rec. 19/1/01

Location: 29 Sadlers Lane

Parish Wunnesh

Applicant: Mr W Bruce

Description of attached plans Parking layout for two vehicles (in addition to the garage space) to comply with condition 6 of planning permission F/2000/1400

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 7 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXU.

Consultations Sent by Admin. on 19.02.PS

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/1400 (Planaps) / (Ludhouse) Date Rec. 19/1/01

Location: 29 Sadlers Lane

Parish Wilmslow

Applicant: Miss JW Davies

Description of attached plans Parking layout for two vehicles (in addition to the garage space) to comply with condition 6 of planning permission F/2000/1400

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☑
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 7½ days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER EXL.

Consultations Sent by Admin. on 19.02 PS

Yellow - Part One Copy
Green - Officer's Copy

WOKINGHAM DISTRICT COUNCIL

ATT. JOHN MITCHELL
DEVELOPMENT CONTROL MANAGER

PLANNING SERVICES | DPT
POL | TLS
DC EXC | DLF
CS | 38855
19 JAN 2001
COPIES TO: | ACK:
REPLY BY | FILE
2 FEB 2001

MARTIN DRUCE
29 SADLERS LANE
WINNERSH
WOKINGHAM
BERKS

15TH JANUARY 2001.

RE. APPLICATION NO. F/2000/1400

DEAR SIR,

IN REPLY TO YOUR ~~APPROVAL~~ NOTIFICATION AS REQUESTED IN CONDITION NO. 6. BELOW IS A PLAN OF NEW DRIVE TO MEET YOUR REQUIRMENTS.

- PLEASE FORWARD YOUR APPROVAL SO DEVELOPMENT CAN START.

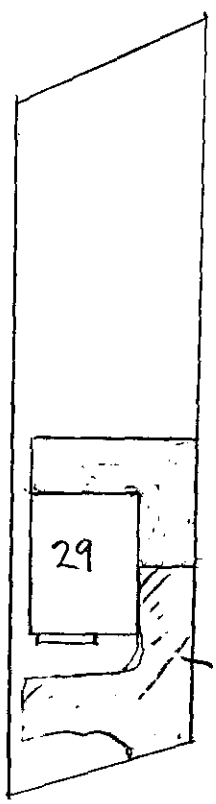
YOURS FAITHFULLY,

MARTIN DRUCE

F/2000/1400

TO COMPLY WITH CONDITIONS

1400



BLOCK PLAN
(1:500)

Guiseley

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1400	EXC
BUILDING CONTROL NUMBER	H 2001/1500	Paul.
APPLICANT/~~AGENT~~	Martin Druce.	
ADDRESS OF SITE	29 Sadlers Lane WINKERSH.	
DESCRIPTION OF PROPOSED WORK	2 storey side + rear ext + dormers to front + side	

DRAWING NUMBERS	BC rec'd 19/1/01	DC
BLOCK PLAN	25.4.0C	25.4.0C rec'd 13/6/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	26/1/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1400

Applicant : Mr M Druce .

Location : 29, Sadlers Lane, Winnersh, Wokingham.
Proposal : Proposed two storey side and rear extension to dwelling and dorma windows to front and side

Site Notice Displayed ? :	YES	NO	DATE
	✓		23 May 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 23 May 2000

Date Registered : 02/05/2000

Earliest Date for Decision : 10/06/2000

Latest Consultation Date/Site Notice Expiry Date : 10/06/2000

Application Expiry Date: 27/06/2000

Consultation Responses :

Parish (Winnesh) - 1. overdevelopment of site
2. building to boundary.
Highways - parking layout.

Planning Issues :

Identified Settlement
Neighbours Streetscene

Application Number: F/2000/1400
29 Sadlers Lane, Winnersh

Appraisal: The proposal is for a two-storey side and rear extension, replacing the existing garage. Previous applications for two-storey extensions to the property were refused in 1998 (98/67609/F) and 1999 (99/69825/F) and the latter was also dismissed at appeal. The two-storey-element of these proposals would have been adjacent to 27 Sadlers Lane and projected 3.3 and 4 metres to the rear of the existing single-storey extension.

The proposed extension would be L-shaped, projecting across the rear of the property and along the side adjacent to 31 Sadlers Lane. At the side of the house the extension would be 3.2 metres wide and replace the existing garage. It would be set back by 3.6 metres at ground-floor and 4.8 metres at first-floor. At the rear the extension would project 4 metres beyond the existing house. The depth of the existing, two-storey, pitched-roof projecting wing would be increased. The adjoining single-storey part of the building, adjacent to No 27 has a catslide roof projecting to the rear - a significant difference from the previous proposals would be that the flank wall adjacent to 27 Sadlers Lane would be single-storey with a catslide roof sloping down towards the neighbouring property and a dormer to the side, forming a bathroom. The roof of the extension would comprise of various pitched sections, all lower than the existing roof.

No new windows are proposed in the elevation facing 31 Sadlers Lane and as the most of the extension would be to the side of this neighbour it is not considered there would be an unacceptable impact. The extension would project a significant impact to the rear of No 27 but the form of the roof would prevent the massing of the extension along this boundary from being overbearing or causing an unacceptable reduction in daylight. The proposed side window would be to a bathroom and require obscure glazing.

The general design of the proposals is in keeping with the character of the property and the extensions would not be prominent in the street scene.

The garage and drive could provide adequate parking for three vehicles.

Recommendation: conditional approval

Application Number F/2000/1400
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	work
03	SC20	SR24	first-floor shower room / side ~~(south-west)~~ (north-east)
04	SC08	SR05	no additional windows... in the south-west side elevation or at first-floor level or above in the ~~south-west~~ north-east side elevation
05	SC04	SR04	the existing first-floor window in the south-west side elevation / 13.6.00
06		SR06	~~The details (No development shall take place until a parking scheme for 3 vehicles~~ No development shall take place until details of a parking scheme have been submitted to and approved in writing by the LPA. These works shall be carried out as approved, prior to occupation of the extension hereby approved. ~~Details shall include~~ In addition to the garage, details shall include 2 parking spaces measuring a minimum of 2.4 by 4.8m, ~~[illegible]~~ and the access to the site

John Mitchell
24/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 29 Sadlers Lane
Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1400

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? on front fence

2. DESCRIPTION OF SURROUNDINGS
residential - 2 storey detached dwellings

3. DESCRIPTION OF SITE/BUILDING
2 storey detached - old property with extensions.

4. RELATIONSHIP TO ADJOINING PROPERTIES
sawtooth layout - no 1st floor front windows ⇒ windows to bedrooms in sides.

5. SITE CONSTRAINTS

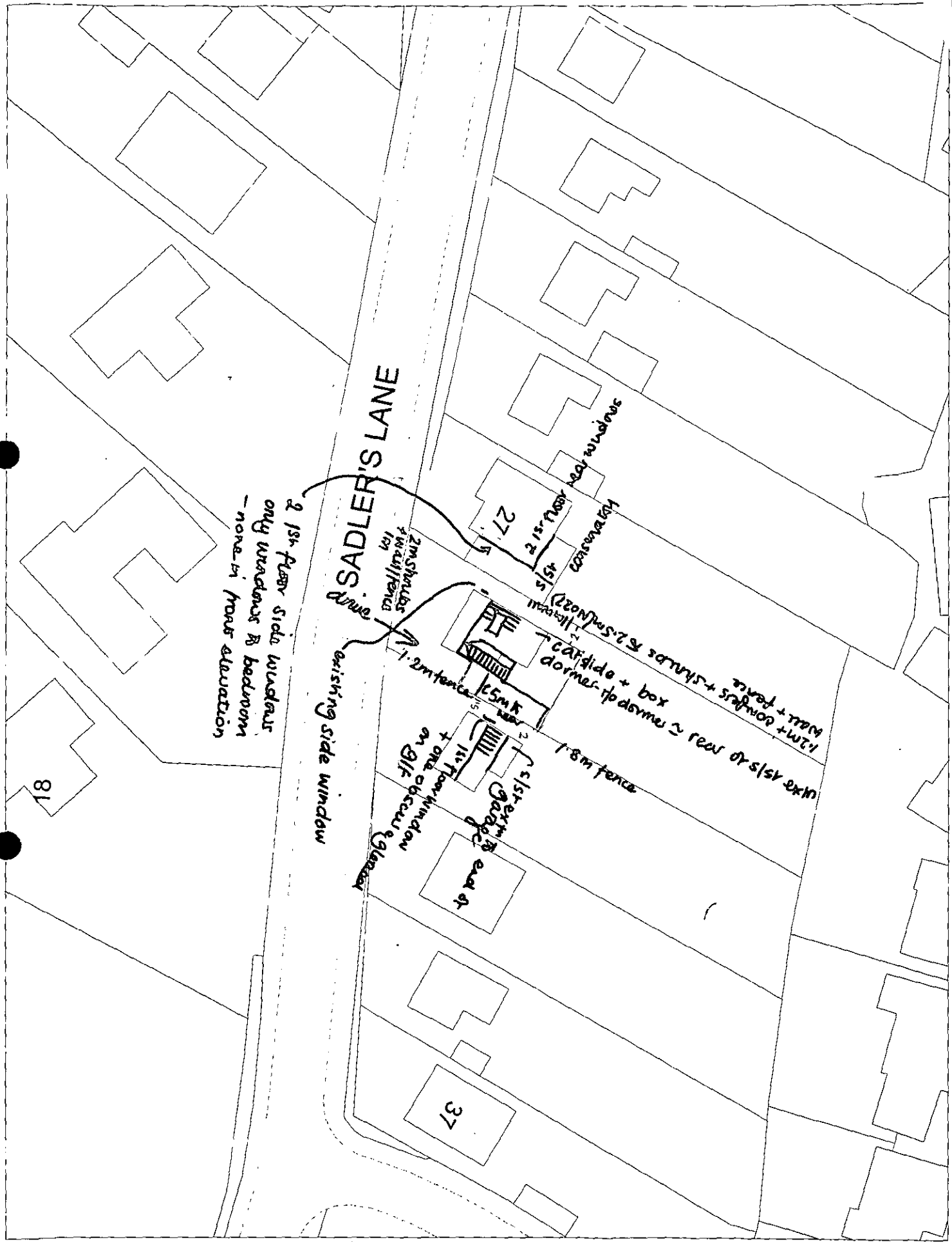
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS


SADLER'S LANE
27
37
18
2 1st floor side windows only windows to bedroom - none to front elevation
2m shrubs 1m wall/fence
existing side window
1.2m fence
1.8m fence
1.5m fence
1.2m + dormers + rear dormers + 2 rooflights
1.2m + dormers + rear dormers + 2 rooflights
1.8m + dormers + rear dormers + 2 rooflights
1.8m + dormers + rear dormers + 2 rooflights
1.8

Received by Wokingham District Council

Application No: F/2000/1400

Proposal:
Proposed two storey side and rear extension to dwelling and dorma windows to front and side

Location:
29, Sadlers Lane, Winnersh, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/06/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

17 May 2000

**********FILE COPY**********

Tel: (0118) 974 6479

Date: **17 May 2000**

My ref: F/2000/1400

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1400
29, Sadlers Lane, Winnersh, Wokingham.
Proposed two storey side and rear extension to dwelling and dorma windows to front and side

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1400**
29, Sadlers Lane, Winnersh, Wokingham.
Proposed two storey side and rear extension to dwelling and dorma windows to front and side

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6479

Date: **17 May 2000**

My ref: F/2000/1400

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Dear Councillor

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29, Sadlers Lane, Winnersh, Wokingham.
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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1400**
29, Sadlers Lane, Winnersh, Wokingham.
Proposed two storey side and rear extension to dwelling and dorma windows to front and side

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6479

Date: **17 May 2000**

My ref: F/2000/1400

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1400
29, Sadlers Lane, Winnersh, Wokingham.
Proposed two storey side and rear extension to dwelling and dorma windows to front and side

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1400**
29, Sadlers Lane, Winnersh, Wokingham.
Proposed two storey side and rear extension to dwelling and dorma windows to front and side

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

**********FILE COPY**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	
Officer: EXC	Application No. F/2000/1400

Map No. 68 Site ...0.04....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) Proposed Two Storey side & Rear Extension to dwelling + DORMA WINDOWS TO FRONT & SIDE.

Location: 29 Sadlers Lane.

Parish: Winnersh Ward: Winnersh
17.5.2000

Applicant:
M. Druce.

Fee (3) Received 95.00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	1st floor window on side elevation missing	17.5.	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

no pre-apps

NEIGHBOURS: S/N + 27, 31, 16 + 14 Sadlers Lane ✓

4 + 5 Chadfield Drive

Date: 14 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1400

Location: 29, Sadlers Lane, Winnersh, Wokingham.

Proposal: Proposed two storey side and rear extension to dwelling and dorma windows to front and side

Applicant: Mr M Druce.

Case Officer: Emy Circuit

The new plans show the following: Existing first floor window in side (south elevation).

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1400 (Planaps) / (Ludhouse) Date Rec. 13 June

Location: 29 Sadlers Lane

Parish Winner's

Applicant: Mr M Druce

Description of attached plans showing existing first floor window in side (south elevation)

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 27, 31, 10 + 14 Sadlers Lane
4 + 5 Chadfield Drive

Date for Responses —

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER Exc.

Consultations Sent by Admin. on 14.06.PS

Yellow - Part One Copy
Green - Officer's Copy

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 17 May 2000

Application Number: F/2000/1400

Proposal: Proposed two storey side and rear extension to dwelling and dorma windows to front and side

Parish: WINNERSH PARISH

Site Address:
29, Sadlers Lane, Winnersh, Wokingham.

Applicant:
Mr M Druce .

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comments

Additional plans needed to show, parking facilities within the curtilage of the property, for three vehicles, and access arrangement into the site

Signed: _____ **Print name:** Stephanie Knowles

20/05/00.

FROM: Emy Circuit

DATE: 17 May 2000

WINNERSH PARISH CONSULTATION SHEET 22 MAY 2000 30139

Application Number: F/2000/1400 DC

Proposal: Proposed two storey side and rear extension to dwelling and dorma windows to front and side.

Site Address: 29, Sadlers Lane, Winnersh, Wokingham.

Applicant: Mr M Druce .

Your observations are required in respect of this application **by 10/06/2000** .

The Committee **OBJECTED** to this application on the following grounds:

1 It would be over-development of the site
2 The building would be right to the boundary of the plot

SIGNED: _____ DATE: 01.06.00

Clerk To Winnersh Parish/Town Council.

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

02.MAY2000* 1400

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MARTIN DRUCE
	ADDRESS	29 SADLERS MANE
		WINNERSH
		WOKINGHAM BERKS
	POST CODE	RG41 5AS Tel. No. 9795042
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	AS ABOVE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	REAR AND SIDE EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — RENDERED WALLS TO MATCH EXISTING; TILES TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans. — ~~YES~~ / NO

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. — YES / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

£95=00

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF

DATE 25 APRIL 2000

ADDRESS 29 SADLERS LANE PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. 68 SU.7869

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/493/64	Mr. B. Naish	Extension	3.9.64	APP. N/A
BR 1525	Mr D A. Barfield	Erection double garage	23 10 74	App n/a
01617	" "	" - -	28.11.74	N/A C/A
BR 9922	"	LAUNDRY ROOM	7.12.78	REF N/A
BR 10007	"	"	13.12.78	APP N/A
04778	"	"	18.1.79	N/A C/A
12105	-	ROOF CONVERSION	13.12.79	N/A C/A
BR 12262	Mr D A Barfield	Add bedroom ext to	14.12.79	Ref N/
BR 12641	"	Garage "	1.2.80	APP N/A
98/67609/F	M. Druce	2St/R +S/St- Garage & Conserv. F/Dormer Ext.	20.7.98	REF.

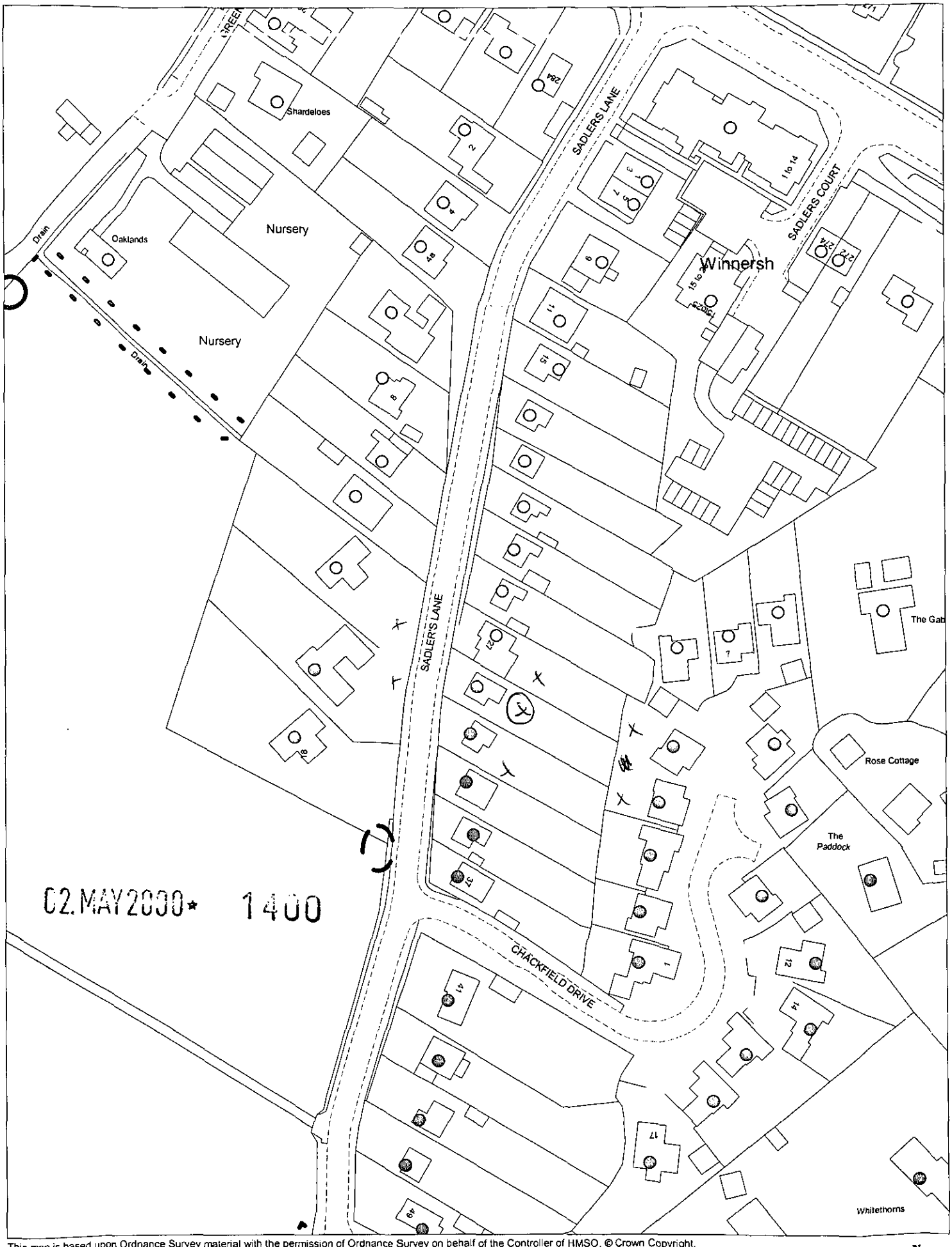
DATE OF COMPLETION

99/69825/F.	Mr & Mrs Druce.	2/st/r ext'n & front dormer window.	4/8/99	REF

SPECIAL ORDERS

69825 - APPEAL DISMISSED - 22/12/99

02.MAY2000* 1400



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Development Control Section, Environmental Services, Wokingham District Council.
10 May 2000 Scale: 1 : 1250

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